



**PLANNING BOARD**

**Report to Town Meeting**

**Fall 2008 ZONING AMENDMENTS ~ AT A GLANCE**

**Article 7. Duplexes in R-G & R-VC** – Changes the permit requirement for duplexes in the General Residence (R-G) and Village Center Residence (R-VC) districts from SP (ZBA Special Permit, which is discretionary) to SPR (Planning Board Site Plan Review approval, which is by right). Requires the permit-granting body to apply existing design review principles and standards to the design of new duplexes and additions/renovations resulting in duplexes, to ensure compatibility with the neighborhood.

**☑ Planning Board recommends adoption.**

**Article 8. B-G & B-VC Residential Density** – Removes the requirement for Basic Minimum Lot Area and Additional Lot Area/Family for most multi-family residential uses in the downtown General Business (B-G) and outlying Village Center Business (B-VC) districts. Amends the Standards & Conditions of the use categories for apartments and town houses to: 1) include mention of both the Permit Granting Board (Site Plan Review, Planning Board) and Special Permit-Granting Authority (Special Permit, Zoning Board of Appeals), and 2) require permit-granting bodies to apply design review principles and standards to the design of apartments and town houses throughout Amherst.

**☑ Planning Board recommends adoption.**

**Article 9. Recreational Facilities** – Establishes definitions for different types of recreation and “usable open space” referred to in the Zoning Bylaw. Requires the provision of 1,000 sq. ft. of “usable open space” per dwelling unit for new residential developments of four or more units, which would principally apply to converted dwellings, apartments and town houses in the R-G and R-VC Districts. Cluster developments, PURDs and OSCDs already require usable open space. Would not apply in the B-G and B-VC districts. The permit-granting body may count existing recreation facilities near a new development as meeting up to half of the usable open space requirement. A use category title for private commercial recreation is clarified. A provision allowing wetlands to count for 40% of usable open space in Open Space Community Developments is removed. Wetlands are allowed to count for up to 25% of usable open space for converted dwellings, apartments and town houses.

**☑ Planning Board recommends adoption.**

**Article 10. Professional Offices in LI** – Changes the permit requirement for technical and professional offices in the Light Industrial (LI) District from N (No) to SP (ZBA Special Permit). Amends the Official Zoning Map to change the boundaries of the LI District on an old mill property (Map 11D-183) and a residential property (Map 14B-48) off North Whitney Street so that the LI District includes only the mill property. Currently, parts of the mill property and the building lie outside the LI District, and part of the adjacent residential property lies within the LI District.

**☑ Planning Board recommends adoption.**